

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for September 3, 2024

(These minutes are not intended to be a verbatim transcript)

Call to Order:

As scheduled and posted, the Redevelopment Commission Meeting was called to order September 3, 2024, by Terry Langford at 6:00 p.m. in the Sellersburg Town Hall.

Confirmation of Quorum and Proper Notice of Meeting:

Roll Call of Attendance

Present were Commission members Terry Langford, Josh Kornberg, Pat Duggins, Michael Richardson, and Justin Endres, Attorney. Doug Reiter joined via phone.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)

Charlie Smith, Town Manager

Josh Darby of Jacobi, Toombs, and Lanz (JTL)

Not Present:

Executive Session:

Consent of Minutes:

August 5, 2024 Meeting Minutes Presented

Michael Richardson moved, second by Josh Kornberg, to approve the minutes as presented.

Roll Call Vote: Pat Duggins – aye, Josh Kornberg – aye, Terry Langford – aye, Michael Richardson – aye, Doug Reiter – aye.

Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Fund Reports:

- TIF | \$1,001,816.34
- CEDIT | \$24,464.76

Approval of Claims:

- The Claims Register as presented:

TIF | TIF Expenses | 4406000450 | \$6,250.00

- Jacobi, Toombs, and Lanz | Greenwood Sewer | \$6,250.00

CEDIT | RDC Professional Services | 2209000432 | \$4,920.00

- The Wheatley Group | Consulting Retainer – September | \$3,500.00
- Young, Lind, Endres, & Kraft | Legal Services Retainer – September | \$600.00
- J&C Lawn and Landscape | \$350.00
- Lawn Cure | Camp Run Weed Control Treatment | \$470.00

CEDIT | TIF Lawn Care & Maintenance | 2209000325 | \$1,050.00

- J&C Lawn and Landscape | Camp Run Mowing (08/01/2024 – 08/31/2024) | \$1,050.00

Pat Duggins moved, second by Josh Kornberg, to approve the claims register as presented.

Roll Call Vote: Pat Duggins – aye, Josh Kornberg – aye, Terry Langford – aye, Michael Richardson – aye, Doug Reiter – aye.

Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Old Business:

New Business:

Memorandum of Understanding (MOU) Between the Sellersburg Redevelopment Commission and SI Development Partners, LLC | Signalization Improvements

- Property Address: Intersection of State Highway 60 and Appleleaf Lane
- Redevelopment Commission to contribute \$150,000.00
- SI Development Partners to contribute \$50,000.00

Michael Richardson moved, second by Pat Duggins, to approve the MOU as presented.

Roll Call Vote: Pat Duggins – aye, Josh Kornberg – aye, Terry Langford – aye, Michael Richardson – aye, Doug Reiter – aye.

Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Project Updates:

The Wheatley Group (TWG):

On behalf of the RDC, Mr. Lawrence advised he worked to meet the Department of Local Government Finance (DLGF) 2025 budget requirements and to satisfy related state statute.

Charlie Smith:

Mr. Smith provided a Camp Run and American Way lighting project update. Conversations continue with Duke Energy, Clark County REMC, and independent providers.

President Langford:

Mr. Langford offered his thoughts of the importance that should be placed on the Greenwood and Camp Run area sewer projects.

Jacobi, Toombs, and Lanz (JTL):

Josh Darby advised the Greenwood sewer project is in the final stages of receiving bids. The JTL review will be complete and presented at the next RDC meeting.

PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting to be held on Monday, October 7, 2024, at 6:00 p.m. in the Town Hall Meeting Room.

Motion to adjourn by:

Josh Kornberg moved, second by Michael Richardson, to adjourn the meeting.

Roll Call Vote: Pat Duggins – aye, Josh Kornberg – aye, Terry Langford – aye, Michael Richardson – aye, Doug Reiter – aye.

Vote: 5-aye, 0-nay, 0-abstained, motion approved.

The meeting was adjourned at 7:23 p.m.

Terry E. Langford, President

Douglas J. Reiter, Vice President

Joshua Kornberg, Secretary

Patrick Duggins, Member

Michael Richardson, Member

Recording Secretary